084.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,300 / 688,300
					USE VALUE:	688,300 / 688,300
					ASSESSED:	688,300 / 688,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27	-29	ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/TRUSTEE
Owner 2:	389 MASS AVE REALTY TRUST
Owner 3:	
Street 1:	630 HIGH STREET
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	CARLSON WERNER A -
Owner 2:	-
Street 1:	14 BIGELOW AVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Raised Ranch Building built about 1968, having primarily Vinyl Exterior and 2033 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	289,300		399,000	688,300
Total Card	0.115	289,300		399,000	688,300
Total Parcel	0.115	289,300		399,000	688,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.56 | /Parcel: 338.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 53113
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

PREVIOUS ASSESSMENT

Parcel ID: 084.0-0005-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	289,400	0	5,000.	399,000	688,400	688,400	Year End Roll	12/18/2019
2019	104	FV	262,100	0	5,000.	393,300	655,400	655,400	Year End Roll	1/3/2019
2018	104	FV	262,100	0	5,000.	302,100	564,200	564,200	Year End Roll	12/20/2017
2017	104	FV	262,100	0	5,000.	285,000	547,100	547,100	Year End Roll	1/3/2017
2016	104	FV	262,100	0	5,000.	262,200	524,300	524,300	Year End	1/4/2016
2015	104	FV	241,100	0	5,000.	245,100	486,200	486,200	Year End Roll	12/11/2014
2014	104	FV	241,100	0	5,000.	225,700	466,800	466,800	Year End Roll	12/16/2013
2013	104	FV	241,100	0	5,000.	225,700	466,800	466,800		12/13/2012

!6881!

PRINT

Date	Time
12/10/20	21:35:03

LAST REV

Date	Time
11/07/19	08:36:18

danam

PAT ACCT. 6881

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON WERNER	1433-68		4/26/2013	Change>Sale	500,000	No	No		
CARLSON WERNER	1360-107		10/7/2008	Family	1	No	No		
	770-52		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	53113
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2019	645	Insulate	3,000	C				
4/5/2010	256	Siding	8,995					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
12/1/2008	Meas/Inspect	336	PATRIOT
3/27/2000	Inspected	263	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	126.955
Other Features:	111500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355447
Depreciation:	66113
Depreciated Total:	289334

COMMENTS

NO INSP # 27.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

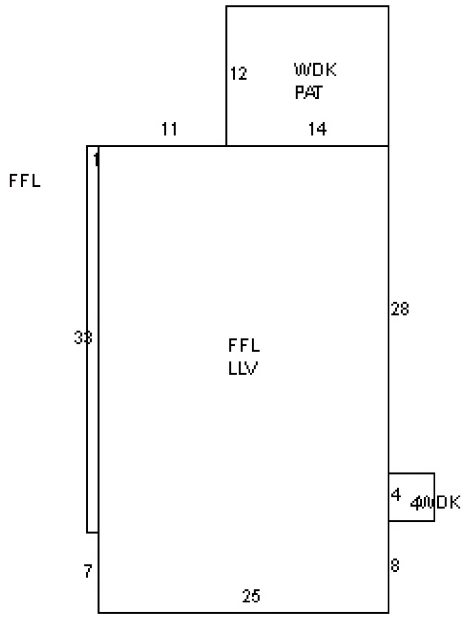
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	1
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	126.95
Special Features:	0	Val/Su Net:	121.30
Final Total:	289300	Val/Su SzAd	280.06

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,033	126.950	131,144
LLV	Lower Level	1,000	109.970	109,975
WDK	Deck	184	11.320	2,083
PAT	Patio	168	4.440	745

Net Sketched Area:	2,385			Total:	243,947
Size Ad	1033	Gross Are	2385	FinArea	2033

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	APT	100	G	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	